

# **EASTERN MARKET ZONING UPDATE AND MASTER PLAN AMENDMENT**

**PUBLIC MEETING #3**  
March 31, 2021

[WWW.DETROITMI.GOV/EASTERNMARKET](http://WWW.DETROITMI.GOV/EASTERNMARKET)



CITY OF DETROIT  
**Notice of Public Outreach**

You are invited to give input on the following proposal.

**PROPOSAL**

**Eastern Market  
Master Plan Amendment + Rezoning**

**OUTREACH DETAILS**

Wed., March 31 at 5 pm via phone (312) 626-6799 Meeting ID: 835 3474 9843  
<https://cityofdetroit.zoom.us/j/83534749843>

Thurs., April 15 at 5 pm via phone (312) 626-6799 Meeting ID: 963 5559 3579  
[https://cityofdetroit.zoom.us/j/96355593579?  
pwd=TTI0MzN5M3pmU1RKNXp1MjJlczN3UT09](https://cityofdetroit.zoom.us/j/96355593579?pwd=TTI0MzN5M3pmU1RKNXp1MjJlczN3UT09)

**ADMINISTRATIVE SUMMARY**

Eastern Market is a strong economic anchor within this community; however, the federal 2011 Food Safety and Modernization Act impacts some existing Eastern Market food industrial businesses' ability to grow at their current sites. The Eastern Market framework plan involving stakeholder and community engagement was completed in 2019, which identified a new location for food production businesses seeking close proximity to Eastern Market.

The proposed changes are for the area generally bounded by Forest Avenue, Jos. Campau Street, Gratiot Avenue, and Orleans Street. The overall goals and objectives of the neighborhood framework plan can be summarized in the following three ways: Jobs for Detroiters, Improve the Quality of Life for Residents, Keep Authenticity and Function of the Market.

The master plan and zoning implementation phase of the framework plan will:  
- Create opportunity for mixed-use development along the Dequindre Cut and certain other corridors for retail and service opportunities to serve residents and to also encourage new housing opportunities.  
- Allow for future food industrial growth through the expansion of existing Eastern Market food related businesses and the attraction of new food related industries that can be sustained by surrounding residential workforce.

The current goal is to complete the master plan and zoning amendments by July 2021. Note: There is no funding associated with the Master Plan amendment.

**ONLINE FEEDBACK**

For more information, contact Greg Moots, PDD Lead Planner at [greg@detroitmi.gov](mailto:greg@detroitmi.gov)



With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and reasonable ADA accommodations. Please contact the Civil Rights, Inclusion and Opportunity Department at (313) 224-4950, through the TTY number 711, or email [crio@detroitmi.gov](mailto:crio@detroitmi.gov) to schedule these services.

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## Slide 2

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**JS35** PICK ANY PICTURE...  
John Sivils, 3/17/2021

# OVER **29** ZONING ENGAGEMENT MEETINGS TO DATE

Eastern Market Partnership (EMP), the City of Detroit (City), and Detroit Economic Growth Corporation (DEGC) have hosted

## **4 Public Meetings**

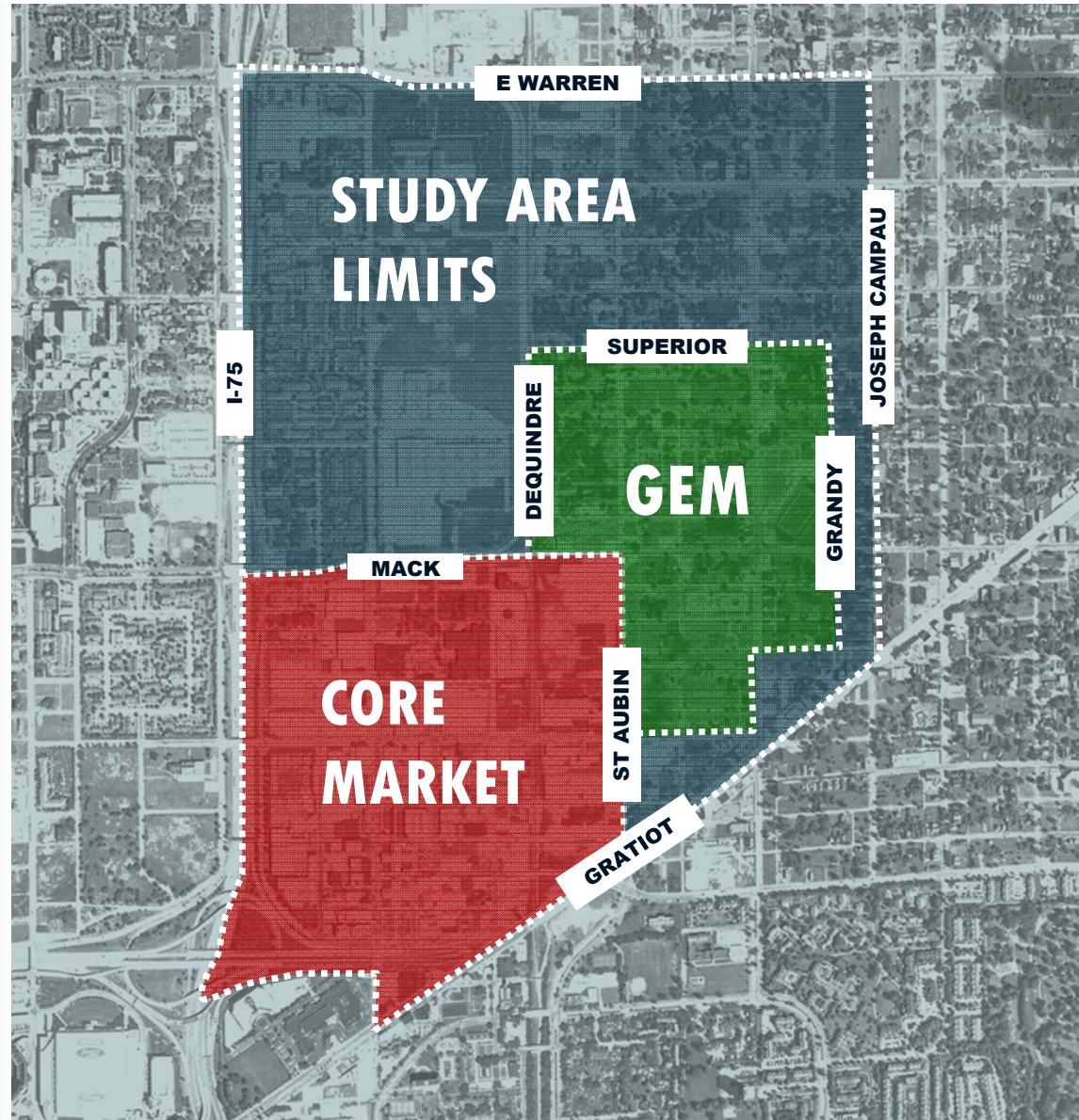
- Community Meeting August 20, 2020
- Community Meeting November 11, 2020
- CPC Hearing on November 19, 2020
- Tonight!

**10+ Business Developer Stakeholder Meetings**

**15+ Neighborhood Meetings with Residents**

# AGENDA

- FRAMEWORK
- MASTER PLAN AMENDMENT
- UPDATED ZONING MAP
- GEM RESIDENTIAL OUTREACH
  - RESPONSES/ UPDATES
- CORE MARKET BUSINESS AND DEVELOPER OUTREACH
  - RESPONSES/ UPDATES
- USES
- Q & A



# NEIGHBORHOOD FRAMEWORK

- The FRAMEWORK began in January 2018 and was completed in November 2019 to respond to the 2011 Food Safety Modernization Act
- ENGAGEMENT included 7 Roundtable Discussions (20-70 participants each); 5 Public Meetings (collectively over 700 in attendance). Numerous community stakeholder meetings as needed in various formats such as needed, neighborhood bike rides, and canvassing with businesses and neighbors
- THREE GOALS AND OBJECTIVES – JOBS For Detroiters, IMPROVE QUALITY OF LIFE, KEEP THE AUTHENTICITY AND FUNCTION of the Market



# THE FRAMEWORK

## GEM – 20+ YEAR BUILDOUT

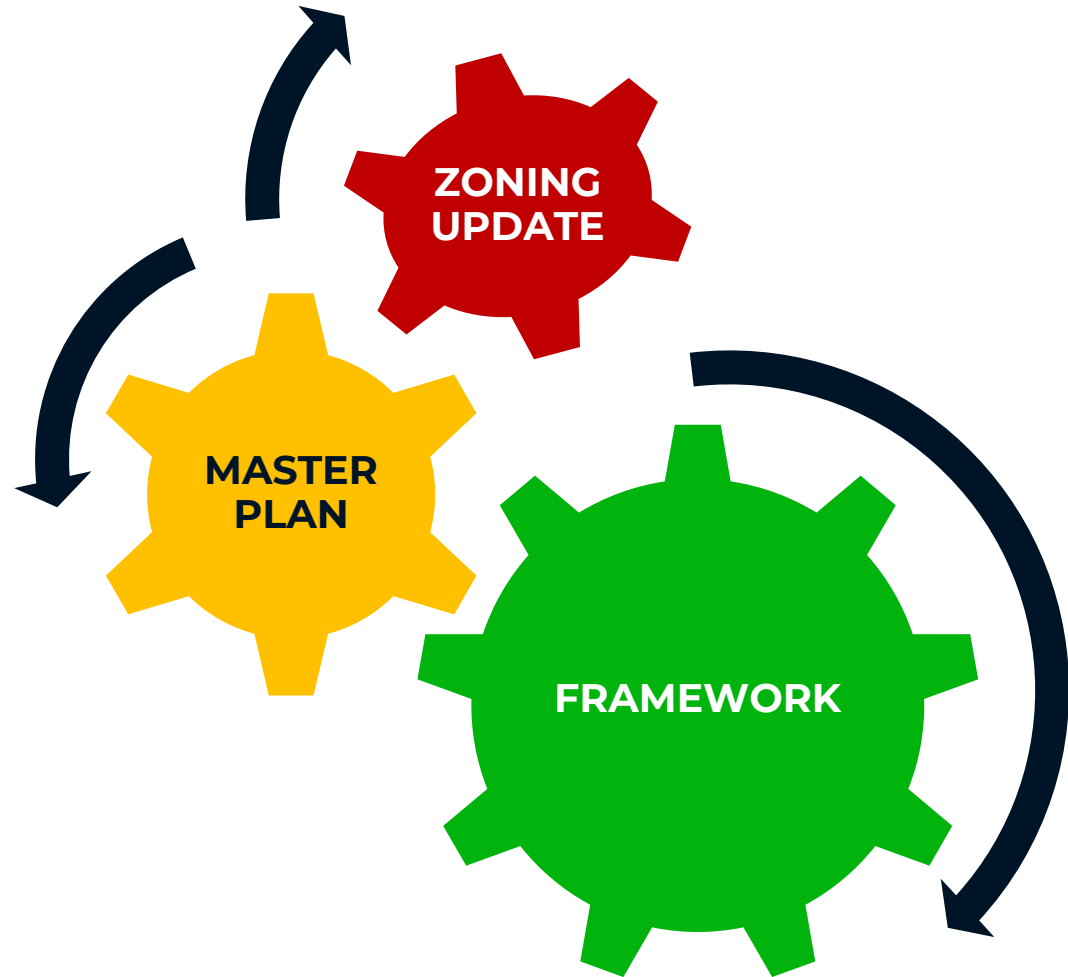


***How do we propose to  
amend the MASTER  
PLAN OF POLICIES?***

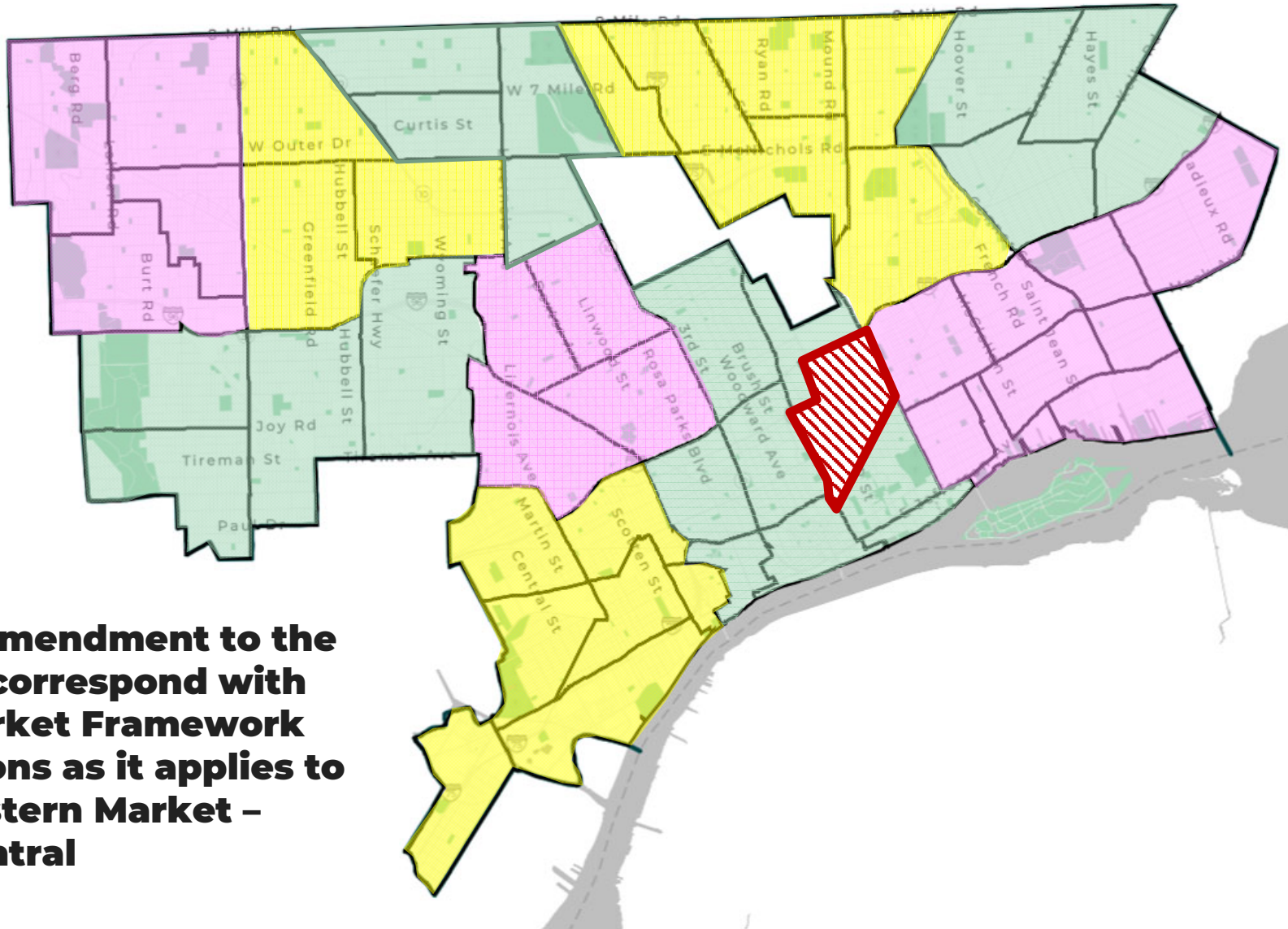


# USE FRAMEWORK RECOMMENDATIONS

- ❑ Framework recommendations for land-use are the basis for the proposed Master Plan amendment
- ❑ The Master Plan would be amended to accommodate food industrial development and mixed-use residential development
- ❑ Helps to provide certainty for business development and the jobs that would come with it

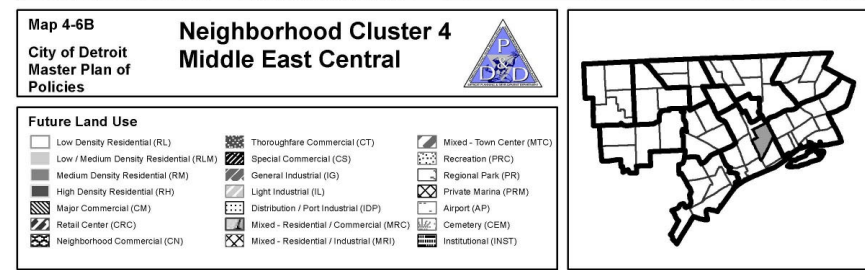


**The proposed amendment to the **MASTER PLAN** correspond with the Eastern Market Framework recommendations as it applies to a portion of Eastern Market – Middle East Central**



# MASTER PLAN MAP AMENDMENT

- ❑ Amend the current Neighborhood Commercial (CN), Distribution Port Industrial (IDP), Light Industrial (IL), Mixed Residential Commercial (MRC), and Low/ Medium Residential (RLM) to *Mixed-Residential Industrial (MRI)*
- ❑ The amended map would allow for future residential growth in GM27 neighborhood; as well as food industry growth to help sustain it.
- ❑ Commercial corridors that can serve residents in any future development would remain as an opportunity in this area



**Slide 10**

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**GM27** updated

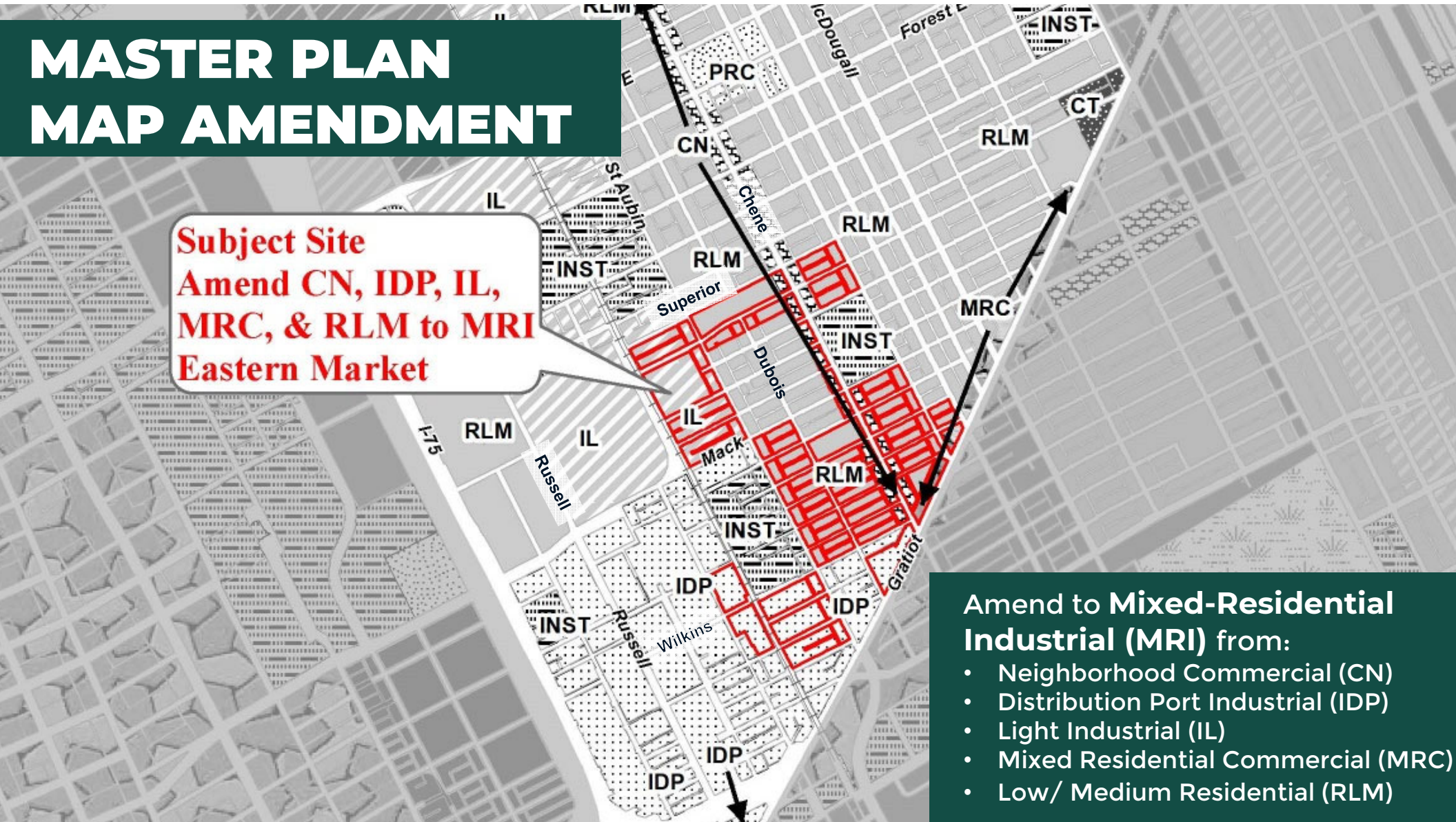
Greg Moots, 3/22/2021

# MASTER PLAN MAP AMENDMENT

**Subject Site  
Amend CN, IDP, IL,  
MRC, & RLM to MRI  
Eastern Market**

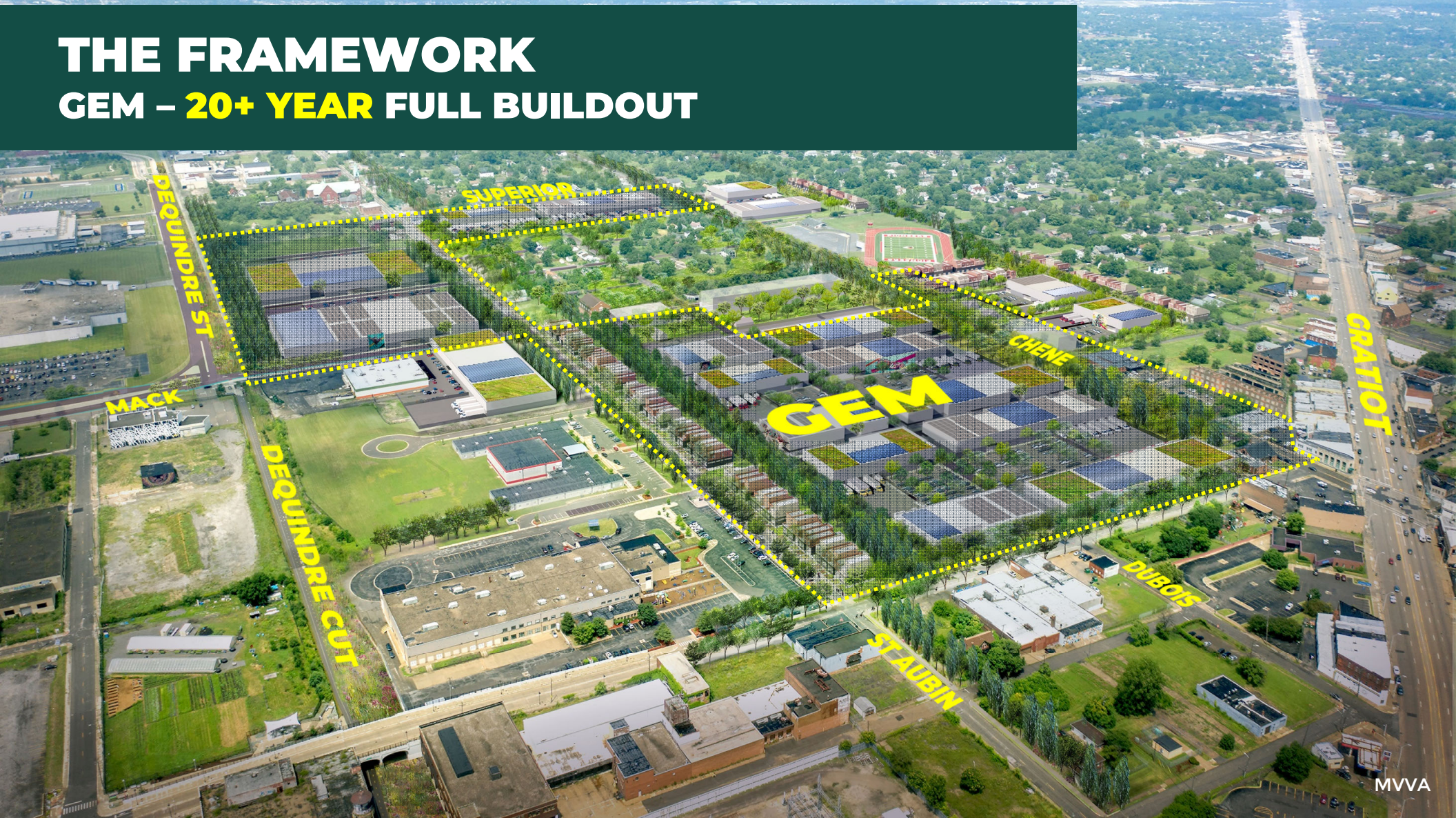
**Amend to Mixed-Residential  
Industrial (MRI) from:**

- Neighborhood Commercial (CN)
- Distribution Port Industrial (IDP)
- Light Industrial (IL)
- Mixed Residential Commercial (MRC)
- Low/ Medium Residential (RLM)



# THE FRAMEWORK

## GEM – 20+ YEAR FULL BUILDOUT



# MASTER PLAN POLICY INITIATIVES

- ❑ Supports the City of Detroit in its effort to become the center of Food Production and distribution in the Great Lakes Region and expand job opportunities
- ❑ Supports the development of the Joe Louis Greenway and the expected connection to the Dequindre Cut
- ❑ Supports mixed-use housing and retail
- ❑ Supports quality of life for the protection of neighborhoods with screening and setbacks based on the standards of the Eastern Market Neighborhood Framework



***Why are we proposing  
a new MKT District  
for Market and  
Distribution?***



# EASTERN MARKET ZONING UPDATES

Changes to support the desired character of Eastern Market

## MAP CHANGE

### Core Market:

- Rezone commercial and industrial districts to MKT.
- Rezone Dequindre Cut to SD2 to support new housing and retail

### GEM

- Rezone to MKT to allow for food production job center.
- Rezone to SD support new housing and retail along Chene and St. Aubin

### Gratiot Corridor

- Rezone to SD2 for mixed use development

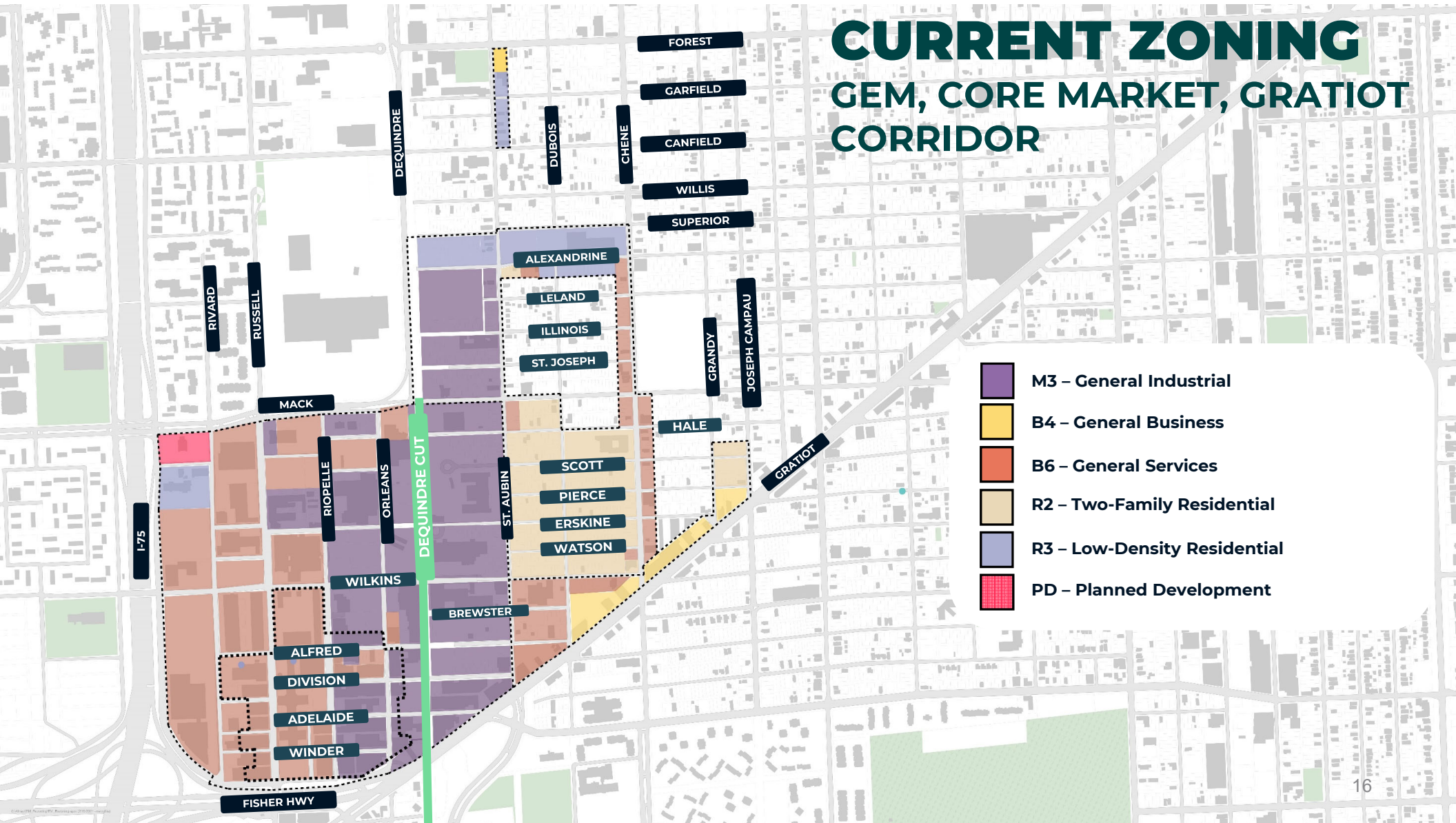
## TEXT CHANGE

- Create a market specific zoning district, MKT.
- Generally incorporate existing uses from B6
- Update uses to remove those no longer applicable or desired, particularly the heavy industrial
- Create setback and screening requirements to separate new food production development from residential areas in the GEM
- Support food production over other uses within Core Market
- Parking design to be at rear or side of structures
- Encourage adaptive reuse of through additional by-right uses specified for rehabs only
- Reduce parking requirements within the Market Core to encourage new investment

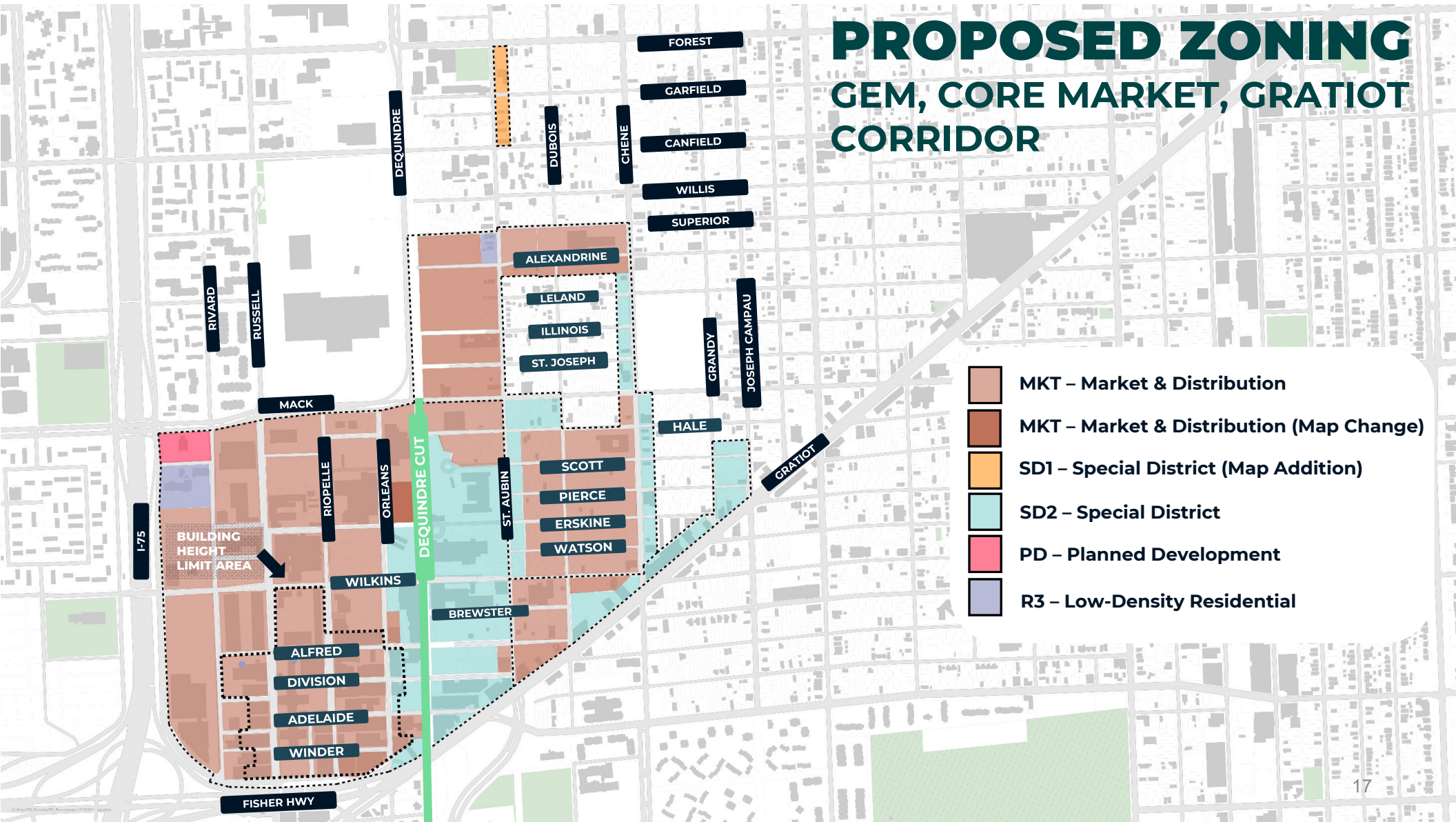
**PROPOSED MAP AND TEXT AMENDMENTS, AND USE PERMISSIBILITY TABLE ARE POSTED ON THE PDD WEBSITE [DETROITMI.GOV/EASTERNMARKET](http://DETROITMI.GOV/EASTERNMARKET)**

# CURRENT ZONING

## GEM, CORE MARKET, GRATIOT CORRIDOR



# PROPOSED ZONING GEM, CORE MARKET, GRATIOT CORRIDOR



-  MKT – Market & Distribution
-  MKT – Market & Distribution (Map Change)
-  SD1 – Special District (Map Addition)
-  SD2 – Special District
-  PD – Planned Development
-  R3 – Low-Density Residential

# **RESIDENTIAL ENGAGEMENT**

## **Since CPC public hearing November 19**

Eastern Market Partnership, the City, DEGC, and DLBA held limited size in-person residential stakeholder meetings, zoom meetings, and hybrid virtual and in-person meetings primarily with Grassroots, Kenyatta Block Club (KBC), and the East Canfield Neighborhood Association.

### **3 Residential stakeholder Meetings with East Canfield**

Rezoning of St. Aubin parcels between Canfield to Forest from R3 and B4 to SD1  
Side lots

### **10+ Neighborhood Meetings with Grassroots and KBC**

Philanthropic contributions to neighborhood stabilization efforts  
Truck Routes and traffic counts  
Side Lot Sales  
Meeting with the Office of Council President Pro-Temp Sheffield

### **Ongoing Engagement...**

# ***WHAT WE HEARD***

How are residents concerns  
being addressed?



**Provide more opportunities for residential and retail development**

**Limit industry and other harmful uses in the area**

**Protect our neighborhoods and existing residential areas**

**Remove side lot holds near me**

**We want to be a part of the growth in our community**

**How do we get access to jobs in our community**

# PROPOSED ZONING GEM, CORE MARKET, GRATIOT CORRIDOR

## CHANGES TO

REQUESTED  
ADDITION TO SD1

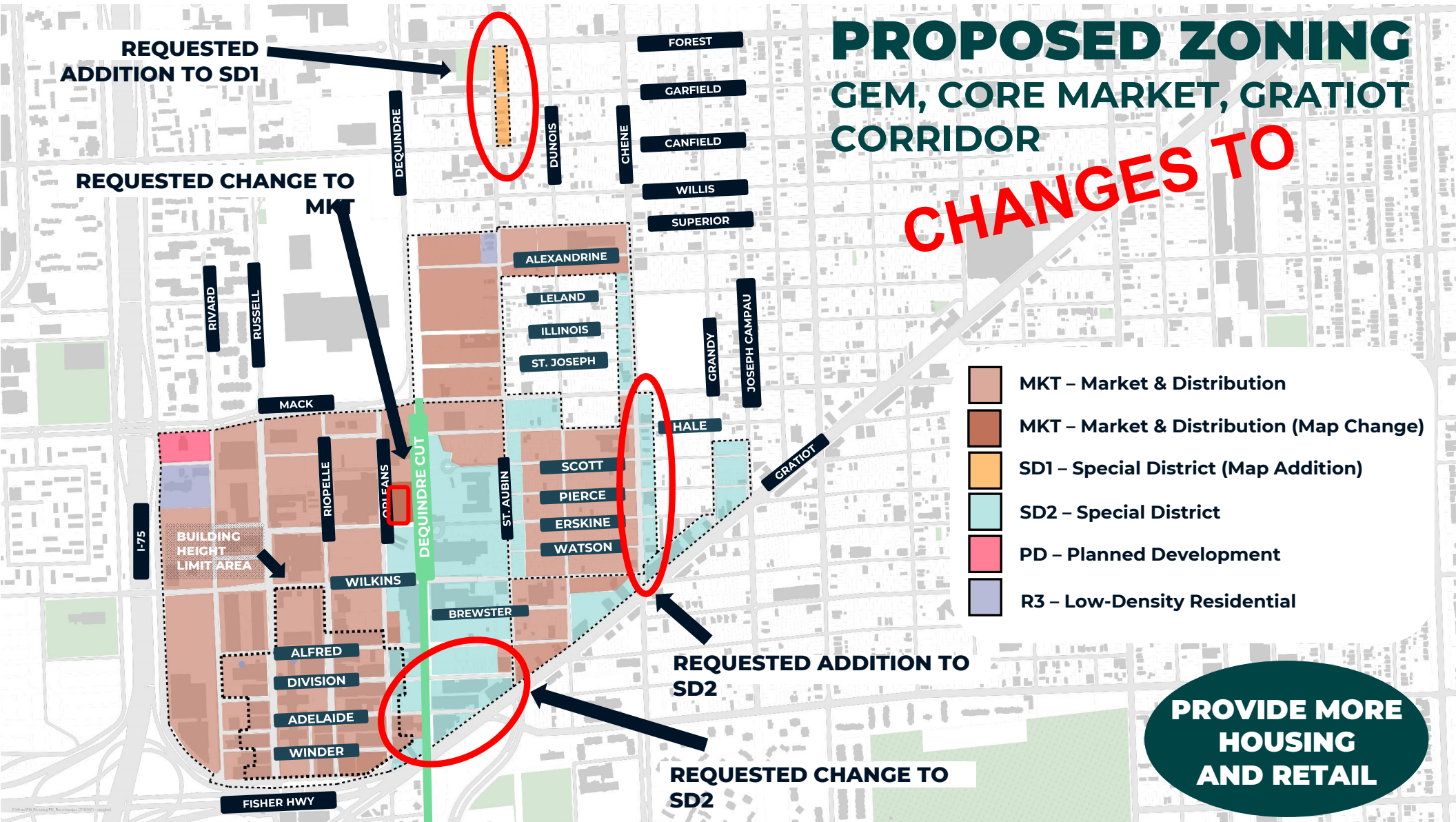
REQUESTED CHANGE TO  
MKT

REQUESTED ADDITION TO  
SD2

REQUESTED CHANGE TO  
SD2

- MKT – Market & Distribution
- MKT – Market & Distribution (Map Change)
- SD1 – Special District (Map Addition)
- SD2 – Special District
- PD – Planned Development
- R3 – Low-Density Residential

**PROVIDE MORE  
HOUSING  
AND RETAIL**



# **SD – MIXED USE RESIDENTIAL + RETAIL ZONE**

- ❑ **Areas Added for SD Mixed-Use Districts:**
  - **Chene and St. Aubin**
  - **Dequindre Cut**
  - **Gratiot**
  
- ❑ **Allows for new residential opportunities in the neighborhood**
  
- ❑ **Encourages walkable retail development**
  
- ❑ **Provides ability for live-work maker space**

**Provide more  
Housing and  
Retail**







# PROVIDE MORE HOUSING AND RETAIL

## 1923 Division Street

110 Units

- 80 Units From 30%-80% AMI
- Construction start: Spring 2022

Limit industry  
and other harmful  
uses in the area



Eastern Market Brewery - Detroit

**\*MKT will ONLY allow the following**

- ✓ Carbonic Ice manufacture (Dry Ice) – *with conditional approval only*
- ✓ Meat Products Manufacturing or Processing – *with conditional approval only*
- ✓ Canning Factories (excluding fish products)
- ✓ Brewing or Distilling of Liquors
- ✓ Brewing of 20,000 or More Barrels of Beer Or Malt Beverage Per Year
- ✓ Coffee Roasting
- ✓ Dog or Cat Food Cannery or Manufacture (excluding rendering or the use of fish)



**LIMIT  
HIGH-MEDIUM-LOW  
IMPACT USES**

**Slaughter Houses**

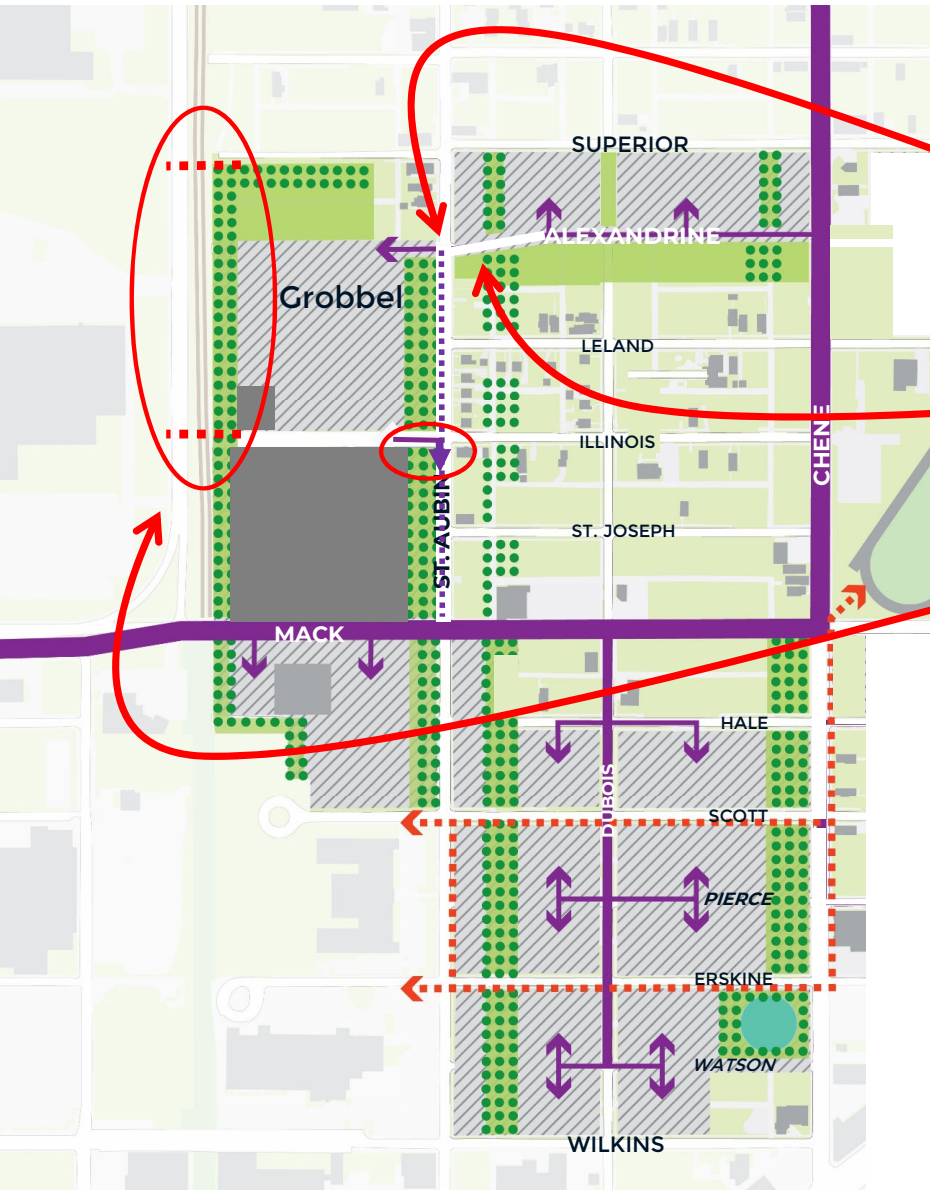
- LIMITED IN SIZE TO 15,000 SF MAXIMUM
- SMALL-SCALE SPECIALTY (POULTRY) SLAUGHTER HOUSES WITH RETAIL LIMITED TO 5,000 SF MAXIMUM
- CONDITONAL LAND USE HEARING IS REQUIRED
- BUFFERING FROM RESIDENTIAL IS PROVIDED IN THE GEM AREA

# FRAMEWORK PROPOSED TRUCK ROUTES



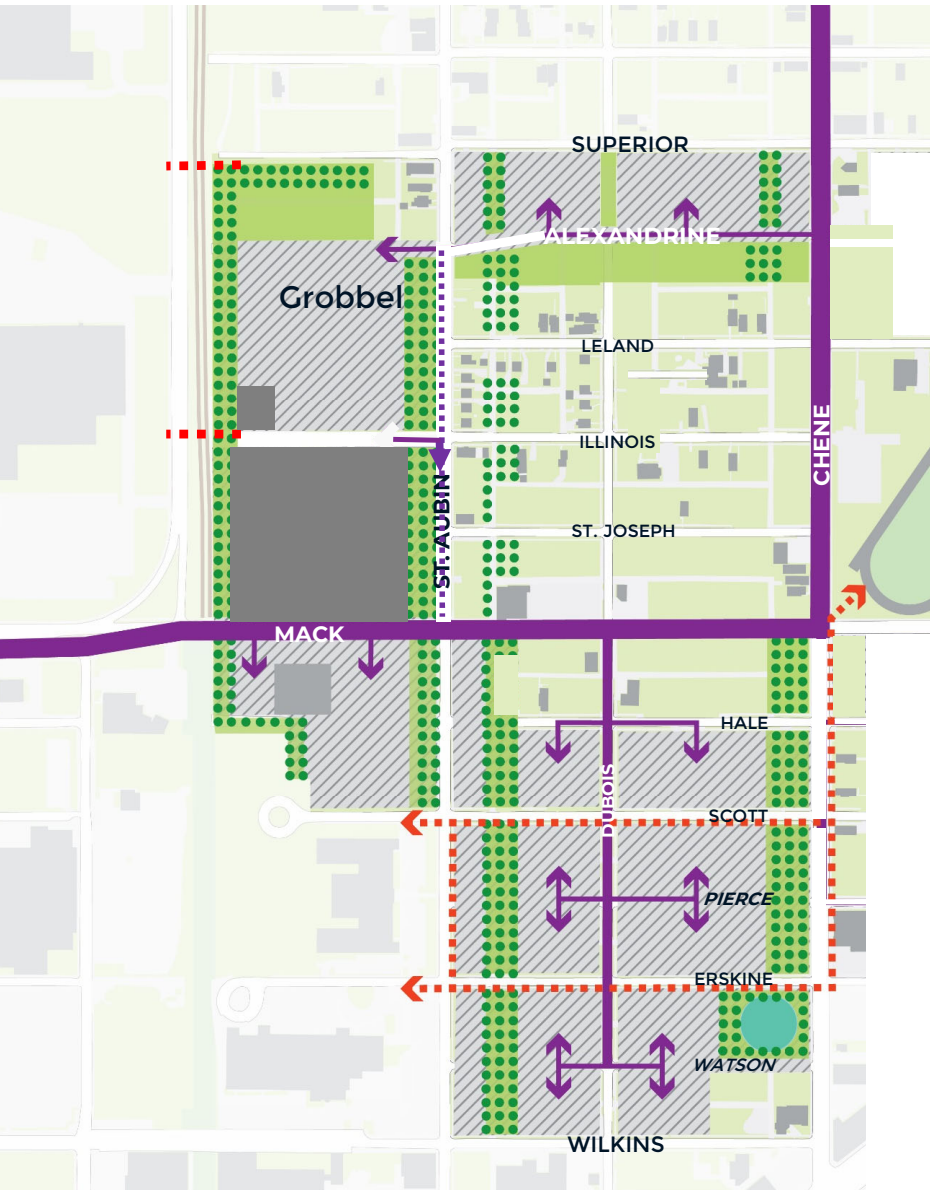
Protect our neighborhoods and existing residential areas

# REVISED PROPOSED TRUCK ROUTES



- De-emphasize St. Aubin as a truck route to only service Grobbel site.
- No Alexandrine truck entrance to reduce truck use of St. Aubin
- Continue to work with residents to study a possible Dequindre Street connection to further reduce truck route on St. Aubin
- Use existing truck routes, Chene and Mack

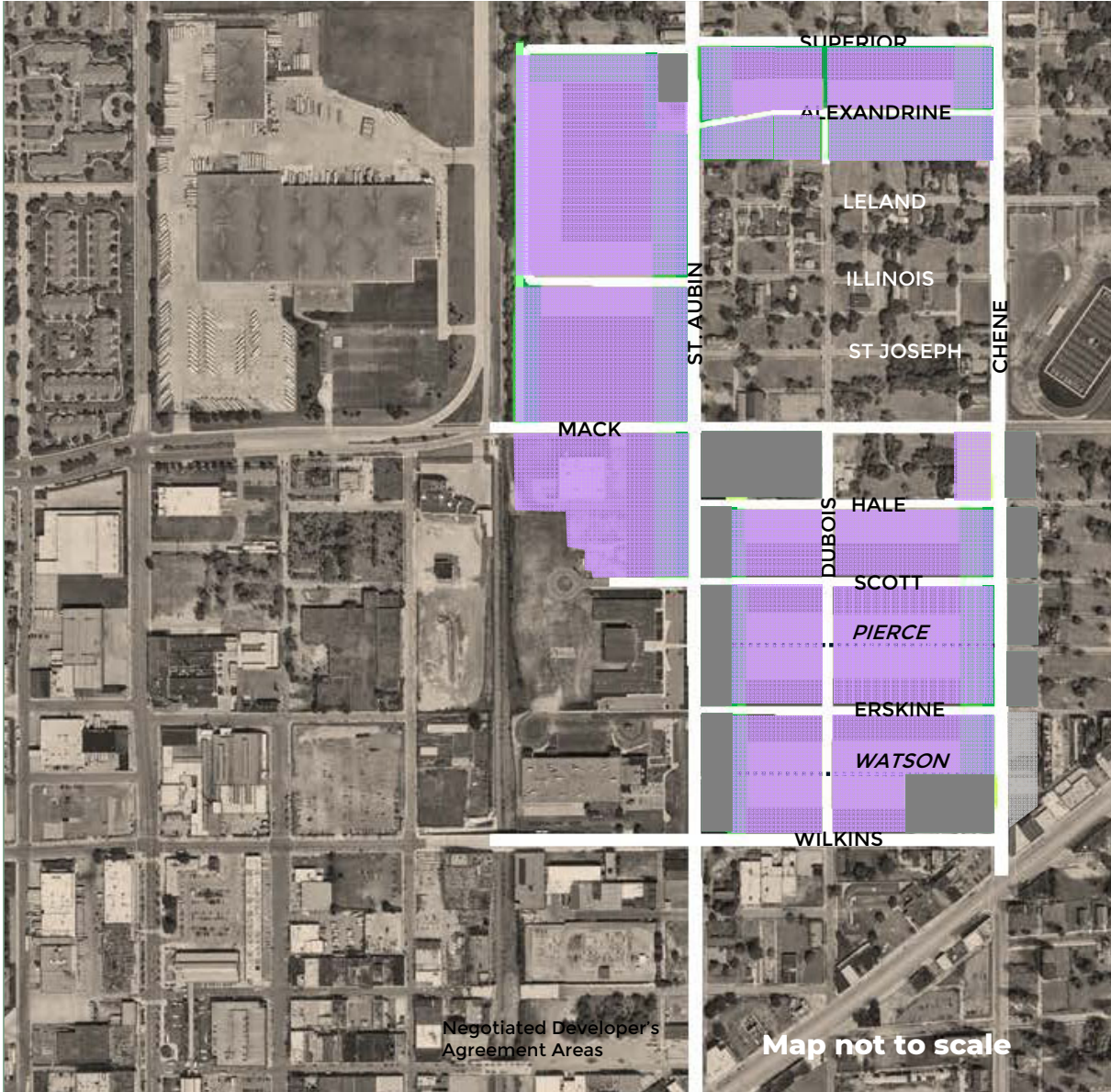
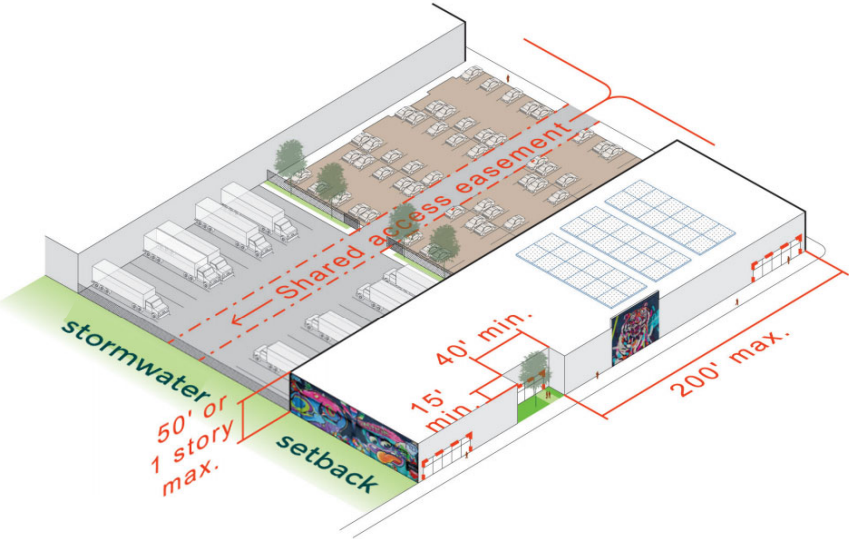
# ENFORCING TRUCK ROUTES



- DEGC will include these designated truck routes within the development agreement for each development
- Work with Residents to find appropriate locations for signage to Prevent Truck Traffic on Residential Roads
- Install Speed Humps on residential roadways to deter trucks from leaving designated routes

# GEM HEIGHT LIMIT POLICY

**MKT**   
GEM Height Limit Area\* = 50'



\*developers may not seek a waiver for this requirement

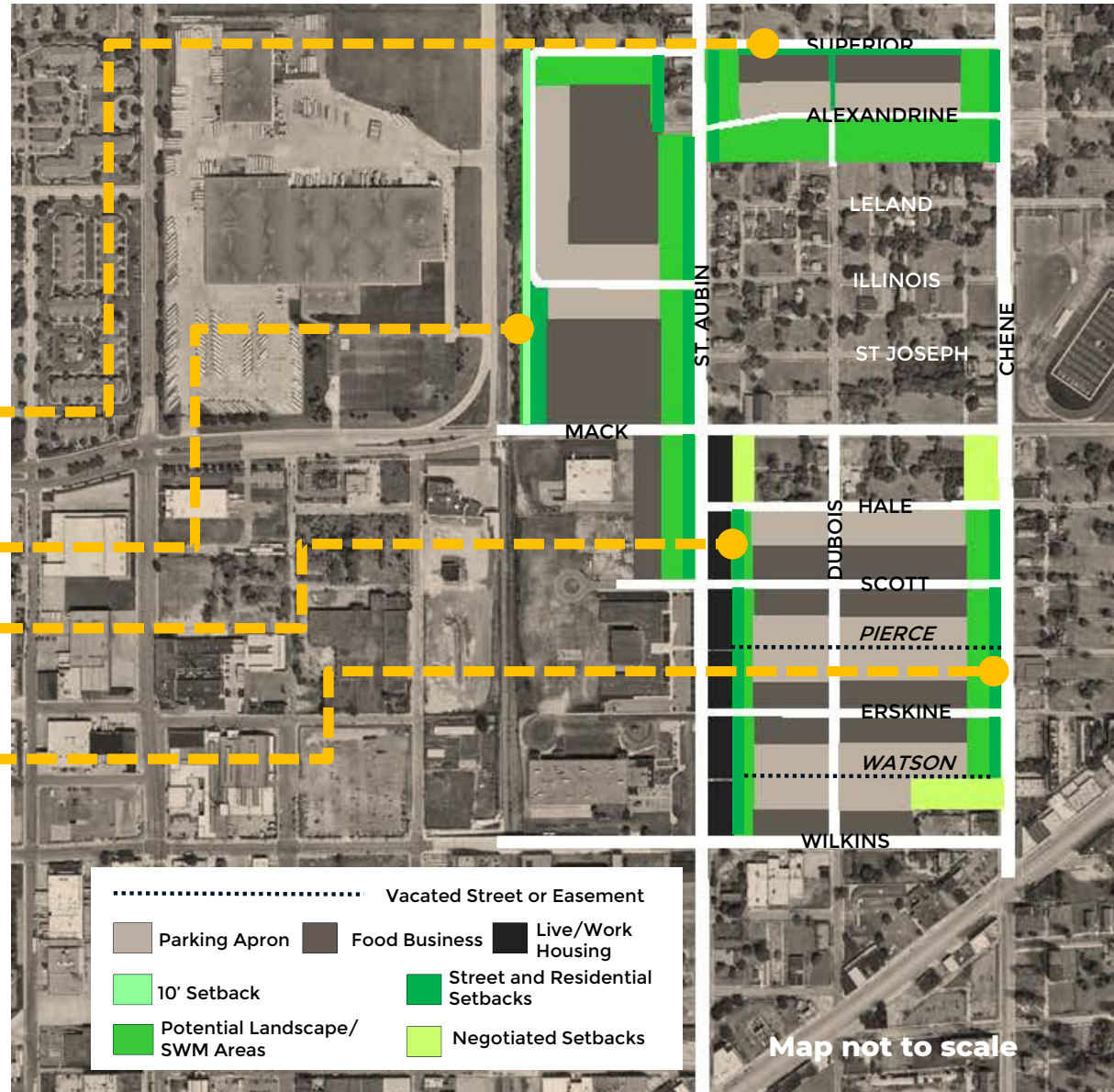
# SETBACKS AND SCREENING

In setback area, new developments must have a minimum side setback (shown in dark green) of:

- 25' off Superior Street between St. Aubin and Chene
- 10' from the Dequindre Cut
- 50' from residential and SD2 zoning
- 40' from streets

In the setback area, **vegetation** must be planted near the street or R2 and SD2 zoning that will be **10' tall** and **75% opaque**

\*developers may not seek a waiver for this requirement





# NEIGHBORHOOD PARTNERSHIPS

We want to be a part of growth in our community

Neighborhood group representation on Eastern Market Development Corporation (EMDC) Board

City/DEGC/EMC to continue meet with residents and neighborhood groups to mitigate concerns with truck traffic on a project by project basis

EMDC to provide access technical assistance regarding community space and organizational development

EMDC will provide event space for community gatherings

EMDC will develop MOUs with community organizations to identify ways to collaborate



# CONTINUED COMMUNITY ENGAGEMENT

## A COMMITMENT TO ENGAGEMENT ON EACH PROJECT

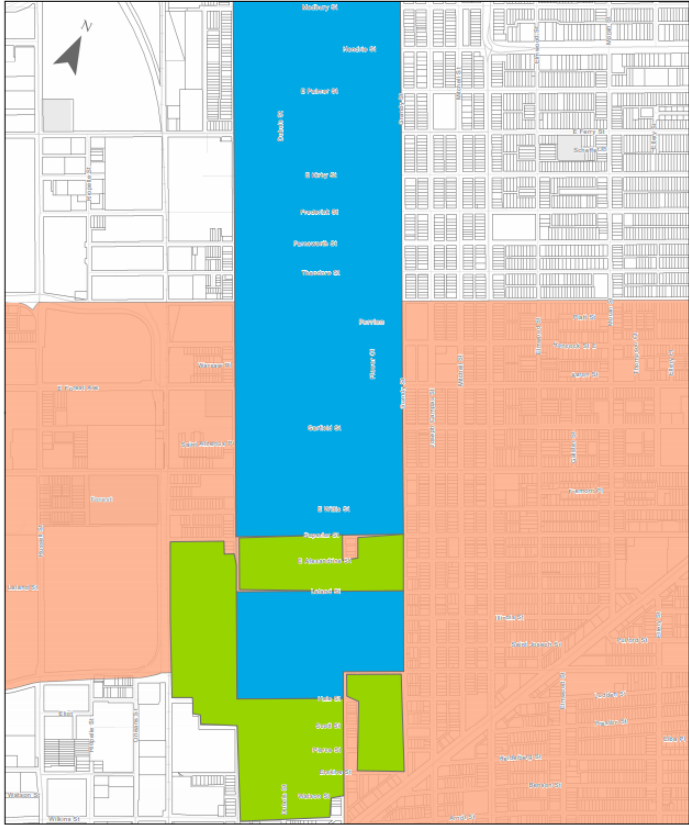
- Development Team
- Proposed Use of the Development
- Site Plan and Design
- Number Of Jobs To Be Created, Anticipated Pay, Job Application Process
- Traffic Plan And Truck Counts
- Noise, Smell Mitigation
- Construction Timeline
- Other Development Specifics, Concerns

We want to be a part of growth in our community

# NEIGHBORHOOD SIDE LOT SALES

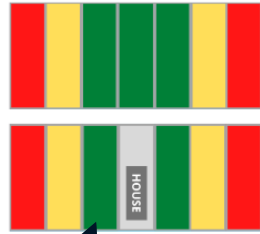
## Eastern Market Land Review Areas

- Jobs and Development Areas
- Eastern Market Project Hold Area
- Eastern Market Project Coordination Area



### Eastern Market Project Hold Area

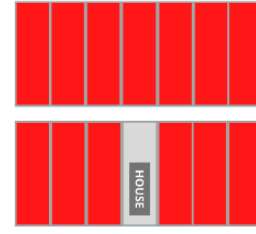
STANDARD SIDE LOT  
SALES



**GREEN:**  
Side Lots  
Available to  
Adjacent  
occupied,  
residential  
properties

### Eastern Market Project Coordination Area

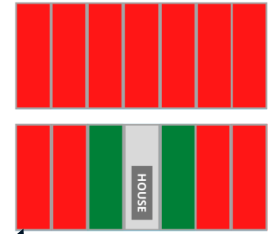
PROJECT HOLD AREA  
(PHA) SIDE LOT SALES



**YELLOW:**  
Side Lots can  
be made Available  
to Adjacent  
occupied,  
residential  
properties

### Jobs and Amenity Development Area

STREET ADJACENT SIDE  
LOT SALES



**RED:**  
Lots that  
cannot be sold  
through side  
lot program  
via Side Lot  
Policy

## ACCESS TO JOBS!

Development projects locating in the GEM will include job access to area residents:

- ✓ Application enrollment period will be made available to nearby residents within same zip code first (48207 & 48211)
- ✓ All new employment positions will be posted in collaboration Detroit at Work
- ✓ Application enrollment period will then be made to City of Detroit Residents
- ✓ Job postings will be shared with Eastern Market Partnership, ProTem Sheffield, and District 5 Department of Neighborhoods and job fairs
- ✓ Background friendly hiring processes will be encouraged for all new development projects



**Find a Job + More**  
Join the Detroit At Work  
Online Community

[detroitatwork.com](http://detroitatwork.com)  
313-962-WORK (9675) for assistance



***ZONING UPDATE  
SUMMARY OF  
CHANGES***

# Response to Resident Feedback

## *Provide more opportunities for residential and retail development*

- ✓ Added SD1 on St. Aubin between Forest and Canfield and SD2 designation east side of Chene from Gratiot up to the DEPSA Field expanding mixed-use opportunities
- ✓ Secured a mixed-income housing developer to provide 110 housing units at 1923 Division Street

## *Limit heavy industry and other potentially objectionable uses*

- ✓ Meat processing and carbonic ice manufacture are reflected as conditional uses in MKT, no other High-impact uses permitted in the district
- ✓ Limit the conditional use of slaughterhouses and poultry sales to 15k square feet maximum facilities



# Response to Resident Feedback

## *Protect existing residential areas*

- ✓ De-emphasize St. Aubin as a truck route, only to service Grobbel site
- ✓ Alternative access points to further to divert truck traffic from St. Aubin are under development
- ✓ Zoning includes setbacks according on the framework and as approved by PDD:
  - Established the 50' height limit in the GEM area – equivalent to 2 typical high-bay industrial stories or 4 general use stories
  - Increased the setback to 25' along Superior Street (south)
  - Food businesses must present a truck traffic analysis as part of the city review process and community engagement process



# Response to Resident Feedback

*We want to be a part of the growth in our community*

- ✓ Commitment to continued public engagement for all developments involving public lands by the City, DEGC, and the Eastern Market Partnership
- ✓ Eastern Market Partnership with Resident Groups

*Remove side lot holds near me*

- ✓ Launched a side lot sales initiative in partnership with the Detroit Land Bank Authority

*Access to new jobs created*

- ✓ Detroit at Work jobs commitment to offer available jobs to neighborhood residents first (48207, 48211)





# EASTERN MARKET ZONING UPDATE

## Timeline

Public Meeting  
#3

**MARCH  
31 2021**

CPC  
Public  
Hearing

**APRIL 15  
2021**

Law  
Review

**MAY  
2021**

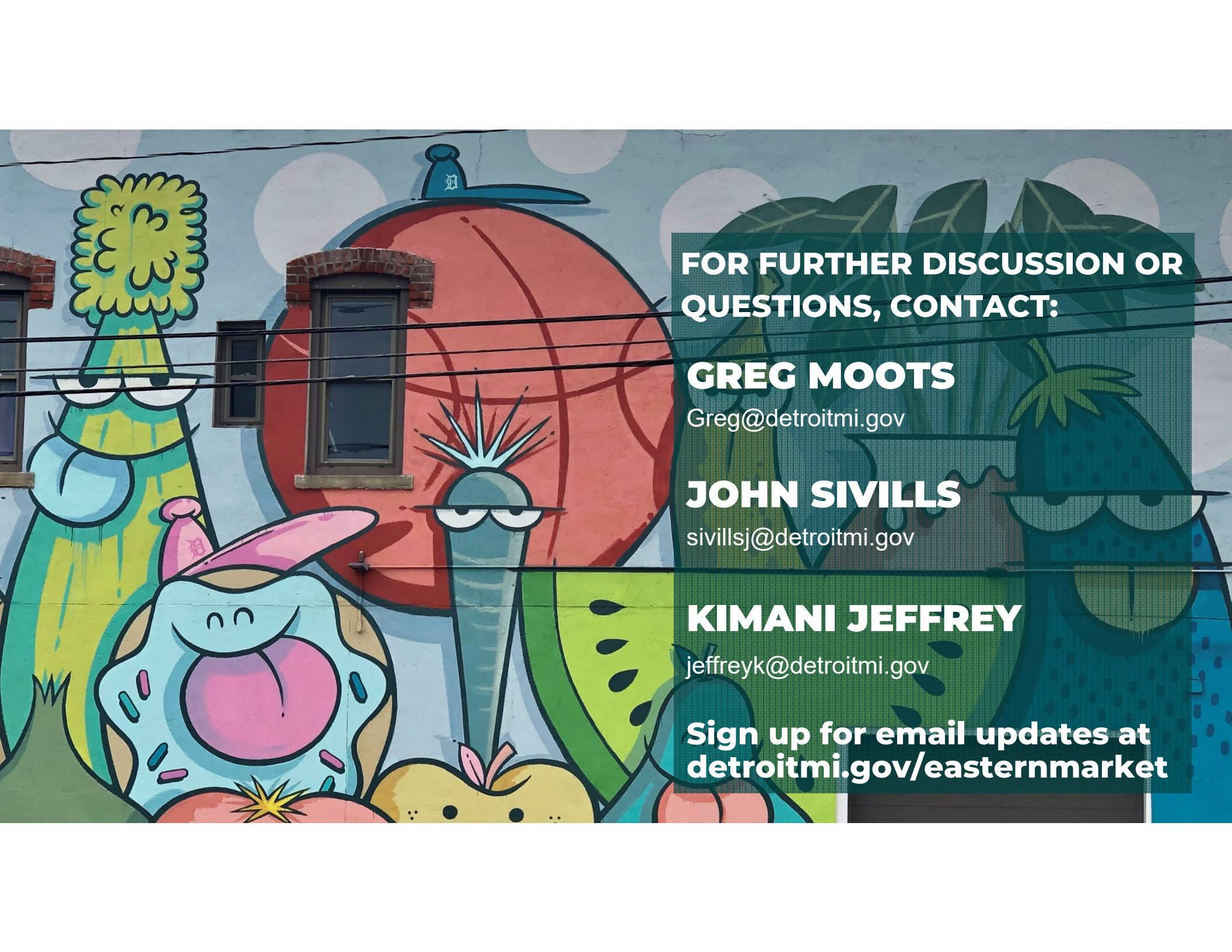
PED  
Committee  
Hearing

**JUNE  
2021**

City Council  
Vote

**JULY  
2021**





**FOR FURTHER DISCUSSION OR  
QUESTIONS, CONTACT:**

**GREG MOOTS**

Greg@detroitmi.gov

**JOHN SIVILLS**

sivillsj@detroitmi.gov

**KIMANI JEFFREY**

jeffreyk@detroitmi.gov

**Sign up for email updates at  
[detroitmi.gov/easternmarket](http://detroitmi.gov/easternmarket)**

# Resident Zoning

# Q & A



# **BUSINESS AND DEVELOPER ENGAGEMENT**

## **Since CPC public hearing November 19**

Eastern Market, the City, and the DEGC held business and developer stakeholder meetings via Zoom. This was a follow-up to written concerns submitted to the City Planning Commission at the November 19, 2020 Public Hearing

### **3 Business Developer Stakeholder Meetings**

- Permissibility of Uses
- Height Limit Area
- Height Incentives

Numerous one on one discussions with individual businesses and developers

# ***WHAT WE HEARD***

How have concerns of the property owners in the Core Market been addressed?

# **BUSINESS AND DEVELOPER MKT Revision Requests**

- Remove the height restrictions around the Historic Market Sheds**
- Make art galleries, trade-schools, service, and retail uses by-right**
- Remove conditional land use requirement for new construction office and residential**
- Keep industrial zoning**



# HEIGHT LIMIT \* CORE HEIGHT LIMIT AREA

## Today:

- B6: 80', ~ 7 stories
- M3: 80', ~ 7 stories

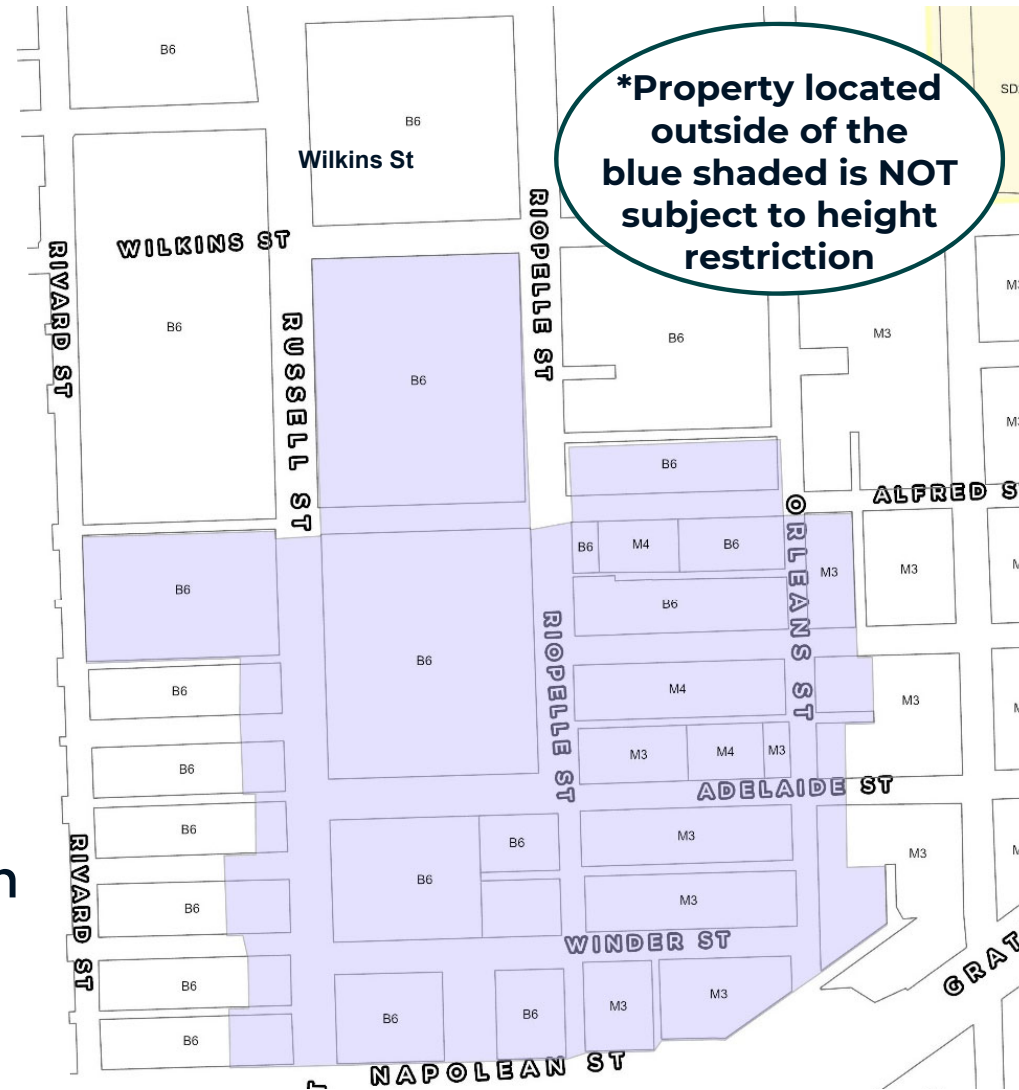
## Proposed:

- MKT: 80', ~ 7 stories

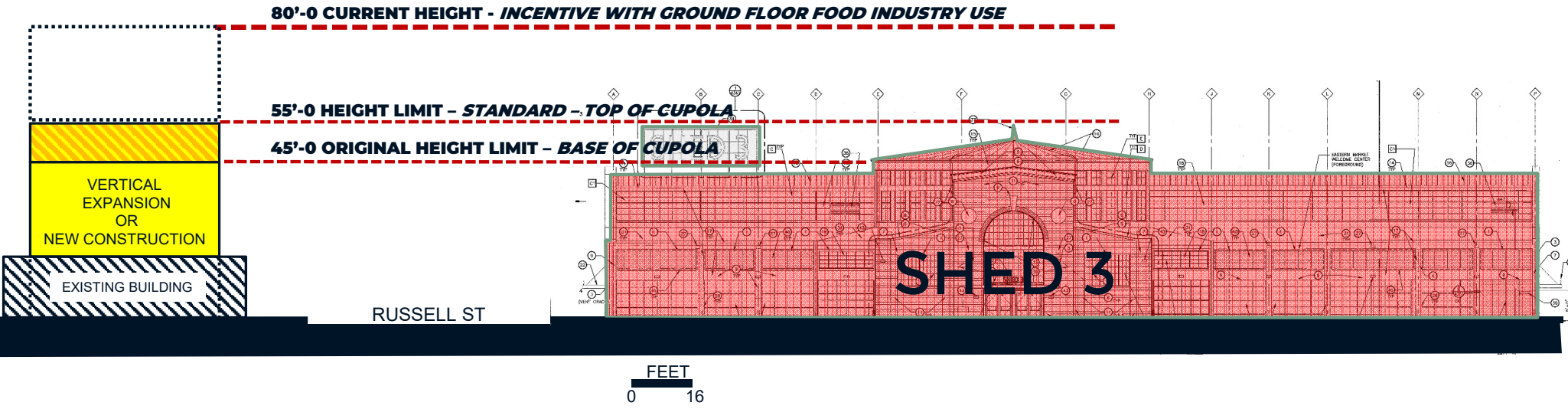
■ Area around sheds 55'

▶ **NEW** height bonus to 80'

- If food production or distribution comprises **60%** of ground level
- Remaining 40% can be utilized for any other permitted use in MKT



# HEIGHT LIMIT AND HEIGHT INCENTIVE





# HEIGHT POLICY Timeline

**NOTE:**

You may apply to BZA to seek a height waiver in Mkt Core Area or SD2 Zone

**August 2020**

**45 Feet**

**ORIGINAL HEIGHT LIMIT  
BASE OF CUPOLA**

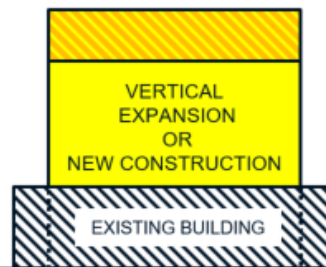


RUSSELL ST

**November 2020**

**55 Feet**

**EXTENDED HEIGHT 10'  
TO TOP OF CUPOLA**

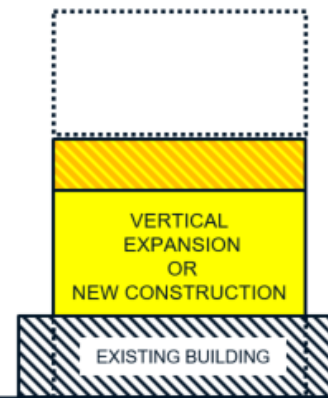


RUSSELL ST

**MARCH 2021**

**80 Feet**

**HEIGHT INCENTIVE UP TO 80'-0  
WITH GROUND FLOOR  
FOOD INDUSTRY USE**



RUSSELL ST

## RESIDENTIAL AND COMMERCIAL LAND USES



Henry the Hatter, Eastern Market, Detroit

## MKT by-right, not limited to

- ✓ Renovation for residential (lofts)
- ✓ Office in a renovated building of any size + expansion of 200% of ground floor area
- ✓ All retail shops up to 15K SF in size
- ✓ Restaurants
- ✓ Art gallery or museum
- ✓ Only Animal Grooming, Barber or Beauty Shop, Nail Salons above 1st Floor
- ✓ Radio/ TV Stations

## RESIDENTIAL AND COMMERCIAL LAND USES



MKT conditional, not limited to

- ✓ New construction office and residential (not including 200% expansion of ground floor area of existing structures)
- ✓ Non-food related services, such as veterinary clinic, fitness club, medical clinic
- ✓ Parking structure with ground floor retail

***ZONING UPDATE  
SUMMARY OF  
CHANGES***

## **Response to Business & Developer Feedback**

**Remove height restrictions around the Historic Market Sheds**

- ✓ Increased height to 55'
- ✓ Provided height bonus for food maker or distribution projects
- ✓ BZA remains a path for increased heights

Limited number of by-right uses

- ✓ Changes have been made to allow more uses by-right

**Remove conditional land use requirement for new construction office and residential**

- ✓ The conditional land use process is proposed to remain in place to support renovation of existing structures and provide added review

## **Response to Business & Developer Feedback**

**Keep industrial zoning**

- ✓ **In order to protect existing residents from abrasive uses and to encourage food production and new housing, we proposed MKT or SD2 for industrially zoned sites**

# EASTERN MARKET ZONING UPDATE

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**JUNE  
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City Council  
Vote

**JULY  
2021**





**FOR FURTHER DISCUSSION OR  
QUESTIONS, CONTACT:**

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**JOHN SIVILLS**

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**KIMANI JEFFREY**

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